083.0	0007	0030.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	800,400 /	800,400
					USE VALUE:	800,400 /	800,400
					ASSESSED:	800,400 /	800,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SYLVA JAY A & MARY E RIZZO/TRS
Owner 2:	SYLVA/RIZZO REVOCABLE TRUST
Owner 3:	
Street 1:	6 NEWLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SYLVA JAY A -
Owner 2:	SYLVA RIZZO MARY -
Street 1:	6 NEWLAND ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,295 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1940, having primarily Wood Shingle Exterior and 2153 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4295.000	416,200		384,200	800,400
Total Card	0.099	416,200		384,200	800,400
Total Parcel	0.099	416,200		384,200	800,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.72 | /Parcel: 371.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 52524
GIS Ref:
GIS Ref:
Insp Date: 08/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0007-0030.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	416,200	0	4,295.	384,200	800,400	800,400	Year End Roll	12/18/2019
2019	104	FV	326,300	0	4,295.	378,700	705,000	705,000	Year End Roll	1/3/2019
2018	104	FV	326,300	0	4,295.	290,900	617,200	617,200	Year End Roll	12/20/2017
2017	104	FV	306,300	0	4,295.	274,400	580,700	580,700	Year End Roll	1/3/2017
2016	104	FV	306,300	0	4,295.	252,500	558,800	558,800	Year End	1/4/2016
2015	104	FV	273,500	0	4,295.	236,000	509,500	509,500	Year End Roll	12/11/2014
2014	104	FV	273,500	0	4,295.	217,300	490,800	490,800	Year End Roll	12/16/2013
2013	104	FV	284,400	0	4,295.	217,300	501,700	501,700		12/13/2012

!6821!

PRINT

Date	Time
12/10/20	21:32:10

LAST REV

Date	Time
08/30/18	17:43:37
apro	
6821	

USER DEFINED

Prior Id # 1:	52524
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SYLVA JAY A,	70440-328		12/27/2017	Convenience	1	No	No		JOHN SYLVA D.O.D. 3/11/2013. BK 70440 PG 330.
SILVA JAY /ETAL	27664-39		9/11/1997	Family	99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2015	1664	Re-Roof	10,500					

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2018	MEAS&NOTICE	BS	Barbara S
2/13/2009	Measured	294	PATRIOT
4/18/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT
8/7/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4295		Sq. Ft.	Site		0	70.	1.28	6									384,195						384,200	

Total AC/HA: 0.09860 | Total SF/SM: 4295 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 384,195 | Spl Credit | Total: 384,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.19858932
Const Adj.:	0.99485654
Adj $ / SQ:	202.712
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	603131
Depreciation:	186971
Depreciated Total:	416160

COMMENTS

BK; 19034 PG; 269 OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	7	4	
Totals			
2	12	6	

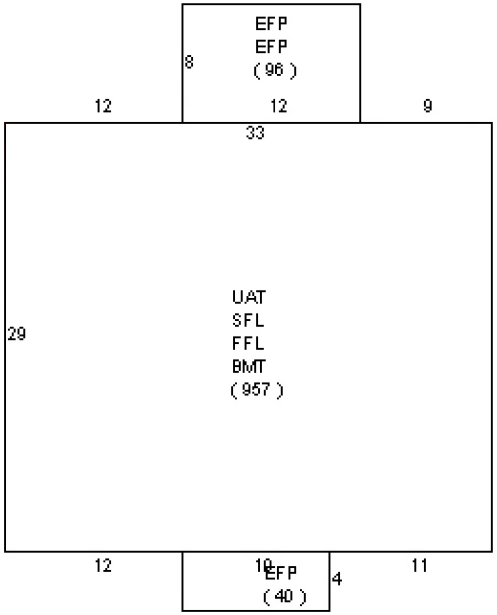
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	202.71
Special Features:	0	Val/Su Net:	124.54
Final Total:	416200	Val/Su SzAd	217.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	957	60.810	58,199
FFL	First Floor	957	202.710	193,996
SFL	Second Floor	957	202.710	193,996
UAT	Upper Attic	239	141.900	33,949
EFP	Enclos Porch	232	38.760	8,992

Net Sketched Area:	3,342	Total:	489,132
Size Ad	1914	Gross Are	4060	FinArea	2153
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0007-0030.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	